

8
 3,31,700
 21,726
 1-54

106247

4771 1000Rs.



Arup K. Paul

2000
 2810
 14810

01/15
 Stamp duty of Rs 2810
 has been realised on 28/7/04
 as per Banker's Cheque /
 Bank Draft No 93578
 Date 28/7/04

Admissible under Rule 21 & also
 U/S 5 (1) W.P.L.P. Act 1933
 Duty is payable under the Indian Stamp
 Act 1899, subsequently amended
 Schedule I, A, B & C

DEED OF SALE

Valued at Rs. 60,000.00
 (Rupees Sixty thousand) Only

D. S. R. - II
 Barasat, North 24 Parganas

13/7/04

North 24-Parganas
 (D. S. R. - II)

Registrar u/s 7 (B)
 North 24-Parganas
 (D. S. R. - II)

THIS INDENTURE made this 13th day of July, 2004 (Two
 Thousand Four of the Christian Era).

13 JUL 2004

BETWEEN

ARUP KUMAR PAL, Son of Late Nityananda Pal, by faith
 Hindu, by occupation - Business, residing at Siti, P.O.
 Kazipara, P.S. Barasat, District - North 24 Parganas, hereinafter
 called and referred to as the **VENDOR** (which term or
 expression shall unless excluded by or repugnant to the context
 be deemed to mean and include his heirs, executors,
 administrators, legal representatives and assigns of the

FIRST PART.

688
 A=6491-
 H=281-
 W=241-
 R=71-
 6881-

1496
 MIV 331700
 1496
 13/7/04

Arup
 30/7/04



Total Value issued Rs. 331700/-
 Demand Stamp Duty of Rs. 16870/-
 has been realised on 30.3.06
 by post banker's Cheque 970286
 Bank Draft No.
 Date 28.3.06 of 539



(2)

D. D. R. - 11
 Barasat, North 24-Parganas

AND

SMT. SWAPNA DAS GUPTA, Wife of Dr. Dilip Das Gupta,
 by faith - Hindu, by Nationality - Indian, by occupation -
 House-wife, residing at AL-26, Sector-II, Salt Lake City, Kolkata-
 91, P.S. East Bidhannagar, North 24 Parganas, hereinafter
 called and referred to as the **PURCHASER** (which terms of
 expression shall unless excluded by or repugnant to the context
 be deemed to mean and include her heirs, executors,
 administrators, legal representatives and assigns of the **SECOND**
PART.

AND

M/S DESIRE AGRO RESORTS DEVELOPMENT PVT.
LTD. having its registered office at P/594 Purna Das Road,



(3)

P.S. Lake, Kolkata-700 029, City Office : P/85, Lake Road, Kolkata-700 029, hereinafter called and referred to as the **CONFIRMING PARTY** its Director **SHRI SANJAY KUMAR SHAW**, Son of Mewalal Shaw, residing at P-23, Dobson Lane, Howrah-711101, (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its authorised representatives, successors, successor-in-office and assigns) of the **THIRD PART**.

WHEREAS the Vendor Arup Kumar Paul, Son of Late Nityananda Paul, residing at Siti, P.S. Barasat, District - North 24 Parganas, purchased the land by a registered Deed of Sale, dated 14.12.88 registered at the office of the A.D.S.R.O.

(4)

Barasat, Being No. 10175, purchase area of land 13 Decimal, C.S. & R.S. Dag No. 545, L.R. Dag No. 554, C.S. & R.S. Khatian No. 187, L.R. Khatian No. 10/1 from Samser Ali Kayal, son of late Karimbox Kayal, residing at Siti, P.S. Barasat, District - North 24 Parganas and also purchased another land by a registered Deed of Sale, dated 14.11.88 registered at the office of the A.D.S.R. Barasat, Being No. 8590, purchase area of land 24 Decimal out of 72 Decimal, C.S. & R.S. Dag No. 545, L.R. Dag No. 554, C.S. & R.S. Khatian No. 187, L.R. Khatian No. 10/1 of Mouza - Siti, J.L. No. 101, Pargana - Anowarpur, P.S., A.D.S.R.O. and Municipality - Barasat, District - North 24 Parganas from Esrail Kayal, son of late Karimbox Kayal of Siti.

AND WHEREAS by virtue of the aforesaid Deed the said Samser Ali Kayal and Esrail Kayal herein become the absolute owners of the said land fully described in the schedule hereunder written and the said Vendors were in continuous possession of the said land having unfettered right title and interest morefully described in the Schedule hereunder written and intended to be here by sold.

AND WHEREAS the Vendor entered into an agreement with the Confirming Party and appointed the Confirming Party for sale and development of the said land. The Vendor and the Confirming Party come to an understanding for disposal of the said land, an agreement was executed by and between the above parties.

AND WHEREAS the Vendor herein lawfully and absolutely

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(5)

seized and possessed of and otherwise well and sufficiently entitled to and have/has been using and enjoying the said property after paying rents, issues, taxes, rates and revenues. AND WHEREAS the Purchaser herein has response of the offer agreed purchase and the Vendor agreed to sell the said Plot No. 7 comprised in area of land more or less 3 cottahs or 4.96 Decimals with the facilities available in Mouza - Siti, C.S. & R.S. Dag No. 545 (Part), L.R. Dag No. 554 (Part), C.S. & R.S. Khatian No. 187, L.R. Khatian No. 10/1, A.D.S.R.O. Barasat, District - North 24 Parganas, morefully described in the Schedule hereunder written and branches at a total amount of Rs. 60,000.00 (Rupees Sixty thousand) only the full consideration money.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration thereof sum of Rs. 60,000.00 (Rupees Sixty thousand) only has been given by the Purchaser to the Vendor this day in the manner aforesaid described in the memo of consideration given towards the price of the said land and/or from the same and every part thereof the Vendor doth hereby acquit, release, sell, transfer, grant, convey, assure the said land unto the said purchaser all that piece and parcel of land measuring 3 cottahs of Mouza Siti, J.L. No. 101, Touzi no. 146, Pargana Anowarpur, Ward no. 11, Holding No. 49 comprising in C.S. & R.S. Dag No. 545 (Part), L.R. Dag No. 554 (Part), Danga, C.S. & R.S. Khatian No. 187, L.R. Khatian No. 10/1, P.S. and A.D.S.R.O. Barasat, District - North 24 Parganas morefully

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and particularly described in the Schedule hereunder written and in accordance with the site plan enclosed hereto or howsoever otherwise as well as the said land and hereditaments now is or are heretofore was or were situated, butted, bounded, called known numbered described or distinguished togetherwith all paths muniments described or distinguished right to user in common passages ways, sewers, drains, ditches hedges shrubs water courses and all other former and ancient rights lights liberties privileges benefits easements and appurtenances whatsoever to the said land belonging to or in anywise appertaining thereto and reversion or reversions remainder or remainders and the taxes, issues and profits thereof and all the deeds, muniments writings evidences of title whatsoever relating thereto or concerning the said land and every part thereof which are or may hereafter be in the custody power control or possessing of the vendor may procure the said without any lawful eviction or action or suit to have and to hold the said land and hereditaments so far as to be unto and said purchaser absolutely to be unto the said Purchaser absolutely free from all encumbrances on the terms and conditions appended below and the vendor doth hereby covenant with the purchaser that notwithstanding any act, deeds, things whatsoever made done and executed or knowingly suffered to the contrary the vendor now has good right full power and absolute authority and the vendor indefeasible title to grant, convey, transfer or sell the said land hereby sold transferred and conveyed or expressed or intended to be unto and to the use of the Purchaser or the said land to the purchaser

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(7)

and the purchaser shall may at all times hereafter peaceably and quietly hold possess and enjoy the said land or every part thereof and pay the tax to the Colletor 24 Parganas (North) for the State of West Bengal upon getting up receive the taxes issues and profits thereof without any lawful eviction interruption claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the vendor or any of the predecessors in title and that free and clear and freely and clearly and absolutely acquitted, exonerated and discharged saved harmless and keep the said purchaser indemnified from or against all charges water courses encumbrances created by the Vendor or any their predecessors in title and free that free from all encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming any estate or interest upon the said land or part there from under or for the Vendor and shall and will from to time hereafter the request and costs of the Purchaser do and execute or cause to be done and executed all such lawful acts, deeds and things whatsoever matter or for further and more perfectly assuring and conveying the said land to be and unto the said purchaser as shall or may be reasonably required.

The Vendor further declares that the land hereby sold has not been is no charge lease, lien, lispens in respect of the said land. No case or proceedings is pending before any Court of Law against the said property hereby sold. The Vendor sold the said land morefully and particularly described in the Schedule hereunder written while having good and marketable

title and free from all encumbrances, the purchaser shall be entitled to proper maintenance of the common areas and facilities like roads, water, water courses, sewerages park is land and lights posts telephone connections boxes letter box etc. The Vendor also undertake to execute and register any supplementary Deed or Deeds of Rectification favour of the purchaser at the costs of the purchaser if any error or omission is transpired in this Deed in future.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Danga Land measuring 3 Three Cottahs = more or less 4.96 Decimals of reference UTTARAYAN, being Plot No. 7, being C.S. & R.S. Dag No. 545 (Part), L.R. Dag No. 554 (Part), C.S. & R.S. Khatian No. 187, L.R. Khatian No. 10/1 of Mouza - Siti, J.L. No. 101, Touzi No. 146, Pargana - Anowarpur, P.S., A.D.S.R.O. and Municipality Barasat, District - North 24 Parganas, and the said property morefully shown and delineated with the colour RED map or plan annexed herewith and the said property is butted and bounded below :

On the North : C.S. & R.S. Dag No. 545 (Part) and
L.R. Dag No. 554 (Part), Plot No.

On the South : 30 feet wide road.

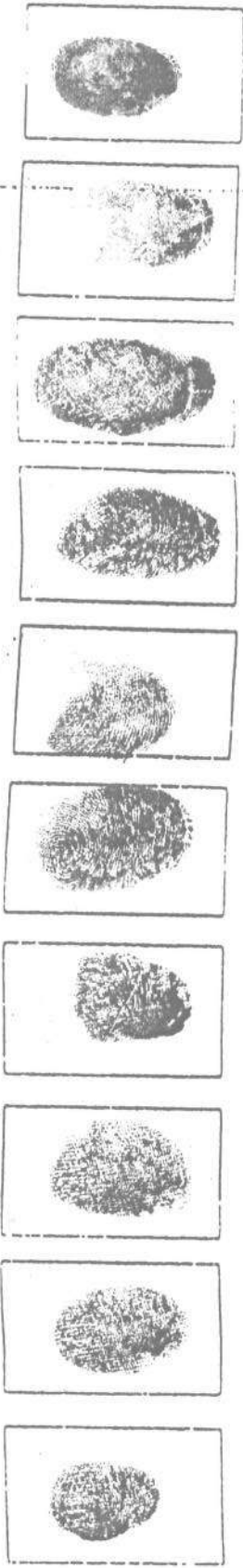
On the East : 22 ft. wide road

On the West : Plot No. 6, C.S. & R.S. Dag No. 545 (Part)
and L.R. Dag No. 554 (Part)

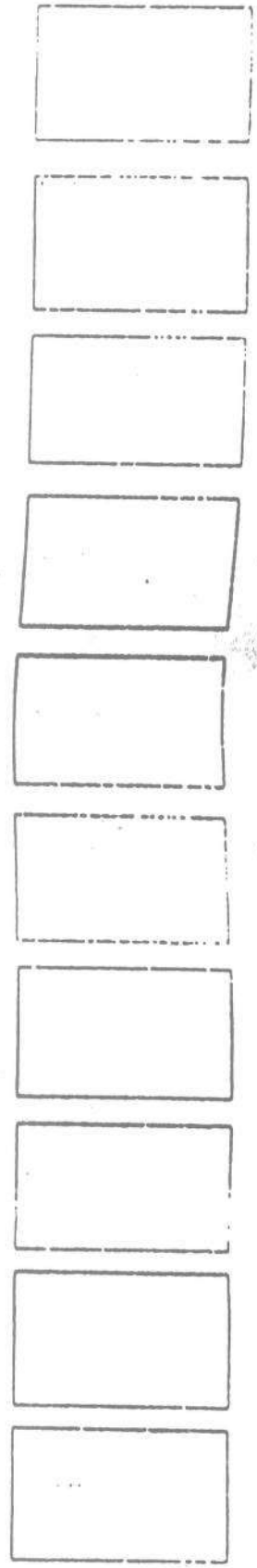
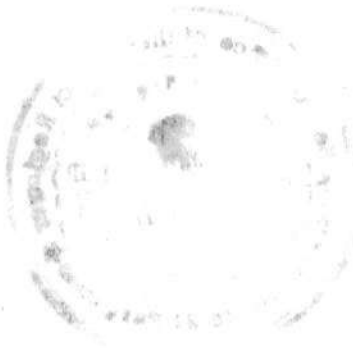


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Passport Photo with Signature



Little finger of Left hand
Ring finger of Left hand
Middle finger of Left hand
Fore finger of Left hand
Thumb of Left hand
Thumb of Right hand
Fore finger of Right hand
Middle finger of Right hand
Ring finger of Right hand
Little finger of Right hand



Little finger of Right hand
Ring finger of Right hand
Middle finger of Right hand
Fore finger of Right hand
Thumb of Right hand
Thumb of Left hand
Fore finger of Left hand
Middle finger of Left hand
Ring finger of Left hand
Little finger of Left hand

Attested the finger prints
Sarapna Sax Gupta
Signature

Attested the finger prints

Signature

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DISTRICT NORTH 24 PARGANAS


OFFICE OF THE D.S.R. - I / D.S.R. - II / A.D.S.R. BARASAT

(Photo of the presentant should be pasted in the front page of the document.)

1. Name - Sanjay kr Shaw

Status - Presentent

LEFT HAND FINGER PRINTS				
LITTEL	RING	MIDDLE	FORE	THUMB
				






RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTEL
				

All the above fingerprints are of the abovenamed person and attested by the said person.

Sanjay kr Shaw
Signature of the presentant

2. Name - Asou kr Paul

Status - Presentent/Executant/Claimant/Attorney/Principal/Gurdian/Testator (✓)

LEFT HAND FINGER PRINTS				
LITTEL	RING	MIDDLE	FORE	THUMB
				

RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTEL
				

All the above fingerorints are of the abovenamed person: and attested by the said person.

Asou kr Paul
Signature of the Presentent/Executant/

Claimant/Attorney/Principal/Gurdian/Testator. (Tick the appropriate status).

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DISTRICT NORTH 24 PARGANAS
OFFICE OF THE D.S.R. - I / D.S.R. - II / A.D.S.R. BARASAT

(Photo of the presentant should be pasted in the front page of the document.)

1. Name - Arup kr. Paul

Status - Presentent

LEFT HAND FINGER PRINTS				
LITTEL	RING	MIDDLE	FORE	THUMB
				

RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTEL
				

All the above fingerprints are of the abovenamed person and attested by the said person.

Arup kr. Paul
Signature of the presentant

2. Name -

Status - Presentent/Executant/Claimant/Attorney/Prinicipal/Gurdian/Testator (✓)

LEFT HAND FINGER PRINTS				
LITTEL	RING	MIDDLE	FORE	THUMB

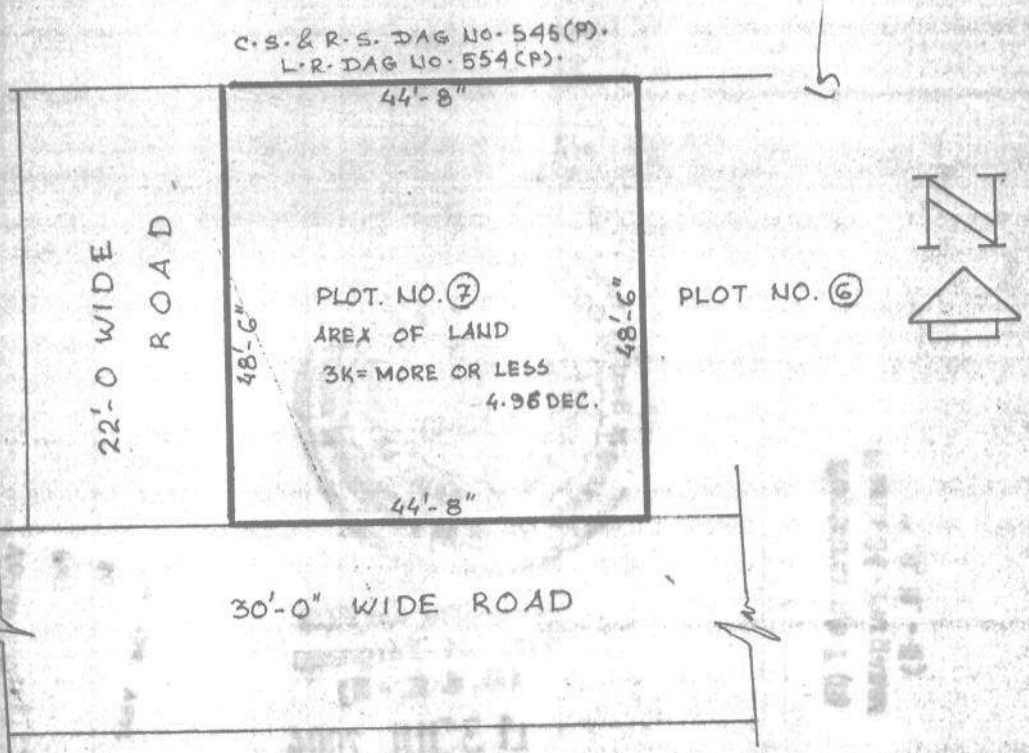
RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTEL

All the above fingerprints are of the abovenamed person and attested by the said person.

Signature of the Presentent/Executant/
Claimant/Attorney/Principal/Gurdian/Testator. (Tick the appropriate status).

UTTARAYAN) LAND LAYOUT SITE PLAN OF C.S. & R.S. DAG
 KHATIAN NO. 187. L.R DAG NO. 554 (P). L.R. KHATIAN.
 AT MOUZA - SITI J.L. NO. 101. R.S. NO. 50. P.S & MUNICIPALITY
 WARD NO. 11. HOLDING NO. 49. DIST- 24 PARGANAS (N) PLOT NO. - 7
 LAND - 3KT-0CH-0SFT. = MORE OR LESS 4.95 DEC. SOLD AREA SHOWN
 IN RED BORDER.

SCALE 1/20 FT. = 1" INCH.



Singh Kh. Shaw
 SIGN OF CONFIRMING PARTY.

Arup Kh. Paul
 SIGN OF VENDORS.

SCHEDULE OF LAND (SHOWN IN RED BORDER)

PLOT NO.	C.S. & R.S. DAG NO.	L.R. DAG NO.	KT.	CH.	SFT.	MORE OR LESS DEC.	NAME OF PURCHASER
7.	545(P).	554 (P).	3	0	0	4.95	Smt. Swapnas. Gupta.

Drawn by
 S.N. Ghosh.
 Barasat.
 Date. 13.7.2004

IN WITNESS WHEREOF the Vendor has set and subscribed her hand and seal on the day, month and year first above written.

In the presence of
1. *Devendra Chandra*
of Barasat

~~Arup Kr. Paul~~
Arup Kr. Paul
Vendor

Arup Kr. Paul

2. *Asole Kr. Paul*
Uttar Site.
Barasat - 24 Parganas

Singh
Confirming Party

MEMO OF CONSIDERATION

RECEIVED of and from the within named purchaser within mentioned sum of Rs. 60,000.00 (Rupees Sixty thousand) only being the full amount of the consideration money as per memo below :

By Cash/Cheque Rs. 60,000.00
(Rupees Sixty thousand Only)

WITNESSES :

1. *Devendra Chandra*
of Barasat

~~Arup Kr. Paul~~
Arup Kr. Paul
Vendor

Arup Kr. Paul

2. *Sishu Kishore*
11/31 Welivaga
P.O. Haldia P.S. Kasta

Drafted by :
Sankar Nath Ghosh.
Sankar Nath Ghosh,
23/1 K.K. Mitra Road,
Barasat, 24 Parganas (N),
Licence No. II-38,
A.D.S.R.O. Barasat

Singh
Confirming Party

Laser Setter :
Amitava Bose
Amitava Bose